

Recording requested by:

DOC # 2003-121148

02/21/2003 08:00A Fee:NC

Page 1 of 9

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

SURVEYOR, CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

City Hall, 3900 Main Street

Riverside, California 92522

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Project: **VC-004-001**

LL-007-023

APN 141-350-004, 141-260-008, -007, & -006

CO - 004 - 023

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**



Property Owner(s): **LA SIERRA UNIVERSITY, a California non-profit religious corporation**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

GERALD J. JAMRISKA, AICP
PLANNING DIRECTOR

By: Jul A Sel 1/8/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

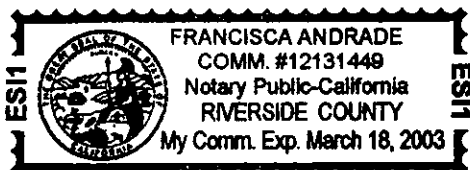
State of California }
County of Riverside } ss

On Jan. 8 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me – OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this Document is/are representing:

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

CO004023



2003-121148
02/21/2003 08:00A
3 of 9



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Canty Engineering Group, Inc.

CIVIL ENGINEERING

PLANNING

SURVEYING



2003-121148
02/21/2003 08:00A
9

August 20, 2002

W.O. 1104-001

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
VC-004-001

PARCEL "A"

All of Lot 11 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of the following described parcel of land lying Northerly of the Westerly prolongation of the Southerly line of Lot 11 of said Tract 29058:

That portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot 8 in Block 56 and Lot "L" (Kaselack Avenue) Vacated of La Sierra Heights as shown by map on file in Book 7 of Maps at Page 66 thereof, both being Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Lot 11 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded May 15, 1972 as inst. no. 62907, Official Records of Riverside County, California;

Thence Southerly along the Westerly line of said Lot 11, also being the Easterly line of said Pierce Street, on a curve concave Easterly having a radius of 595.00 feet, through an angle of 27°26'23", an arc length of 284.95 feet (the initial radial line bears N.64°56'24"W.);

Thence S.02°22'47"E. continuing along said line, a distance of 705.45 feet to the Southwest corner of said Lot 11, also being the Northwest corner of said Lot 12;

Thence S.02°22'37"E. along the Westerly line of said Lot 12, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded May 15, 1972 as inst. no. 62907, and February 6, 1970 as inst. no. 12187, both being Official Records of Riverside County, California, a distance of 1099.62 feet to a line parallel with and 33.00 feet Northerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being the Easterly prolongation of the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;

Thence S.89°39'41"W. along said line, a distance of 136.21 feet to the Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated by Resolution No. 11983 and Quitclaimed to Loma Linda University by Deed recorded December 8, 1972 as inst. no. 162866, Official Records of Riverside County, California;



Thence the following four (4) courses along said Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated:

Northeasterly on a non-tangent curve concave Northwesterly having a radius of 40.00 feet, through an angle of $69^{\circ}42'24''$, an arc length of 48.66 feet (the initial radial line bears $S.22^{\circ}40'13''E.$);

N. $02^{\circ}22'37''W.$, a distance of 1057.25 feet;

N. $02^{\circ}22'47''W.$, a distance of 774.21 feet;

Northeasterly on a curve concave Southeasterly having a radius of 569.00 feet, through an angle of $18^{\circ}56'31''$, an arc length of 188.11 feet to the Westerly line of Pierce Street as conveyed to the County of Riverside by Right of Way Easement recorded July 6, 1938 in Book 383, Page 63, Official Records of Riverside County, California;

Thence N. $79^{\circ}33'01''E.$, a distance of 147.59 feet to the point of beginning.

The above described parcel of land contains 30.100 acres, more or less.

PARCEL "B"

All of Lot 12 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of the following described parcel of land lying Southerly of the Westerly prolongation of the Northerly line of Lot 12 of said Tract 29058:

That portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot 8 in Block 56 and Lot "L" (Kaselack Avenue) Vacated of La Sierra Heights as shown by map on file in Book 7 of Maps at Page 66 thereof, both being Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Lot 11 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded May 15, 1972 as inst. no. 62907, Official Records of Riverside County, California;

Thence Southerly along the Westerly line of said Lot 11, also being the Easterly line of said Pierce Street, on a curve concave Easterly having a radius of 595.00 feet, through an angle of $27^{\circ}26'23''$, an arc length of 284.95 feet (the initial radial line bears N. $64^{\circ}56'24''W.$);

Thence S. $02^{\circ}22'47''E.$ continuing along said line, a distance of 705.45 feet to the Southwest corner of said Lot 11, also being the Northwest corner of said Lot 12;

Thence S. $02^{\circ}22'37''E.$ along the Westerly line of said Lot 12, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded May 15, 1972 as inst. no. 62907, and February 6, 1970 as inst. no. 12187, both being Official Records of Riverside County, California, a distance of 1099.62 feet to a line parallel with and 33.00 feet Northerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being the Easterly prolongation of the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;



Thence S.89°39'41"W. along said line, a distance of 136.21 feet to the Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated by Resolution No. 11983 and Quitclaimed to Loma Linda University by Deed recorded December 8, 1972 as inst. no. 162866, Official Records of Riverside County, California;

Thence the following four (4) courses along said Westerly line of Pierce Street, being the Easterly line of that portion of Pierce Street as Vacated:

Northeasterly on a non-tangent curve concave Northwesterly having a radius of 40.00 feet, through an angle of 69°42'24", an arc length of 48.66 feet (the initial radial line bears S.22°40'13"E.);

N.02°22'37"W., a distance of 1057.25 feet;

N.02°22'47"W., a distance of 774.21 feet;

Northeasterly on a curve concave Southeasterly having a radius of 569.00 feet, through an angle of 18°56'31", an arc length of 188.11 feet to the Westerly line of Pierce Street as conveyed to the County of Riverside by Right of Way Easement recorded July 6, 1938 in Book 383, Page 63, Official Records of Riverside County, California;

Thence N.79°33'01"E., a distance of 147.59 feet to the point of beginning.

The above described parcel of land contains 32.746 acres, more or less.

PARCEL "C"

All of Lot 25 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH all of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California; also a portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, all being Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of Lot 25, also being the Northwest corner of Lot "F" (Revena Avenue) of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence N.71°29'28"E. along the Southerly line of said Lot 25, also being the Northerly line of said Lot "F" (Revena Avenue), a distance of 534.93 feet;

Thence N.57°57'50"E. continuing along said line, a distance of 68.58 feet to the most Easterly corner of said Lot "F", said corner being on the Northeasterly prolongation of the Northwesterly line of Lot "C" (Collett Avenue) of said Wildomar Vista Tract;

Thence S.28°19'07"W. along said prolongation and said Northwesterly line, a distance of 108.22 feet to the Southerly line of said Lot "B" (Revena Avenue);

Thence S.71°29'28"W. along said line, a distance of 529.71 feet to the most Northerly corner of that portion of Pierce Street as conveyed to the County of Riverside by Deed recorded June 11, 1957 as inst. no. 42515, Official Records of Riverside County, California;

Thence N.11°36'21"W., a distance of 58.42 feet to the point of beginning.

The above described parcel of land contains 29.746 acres, more or less.



PARCEL "D"

All of Lot 26 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of the West one-half of Section 15, Township 3 South, Range 6 West, S.B.M. as shown by map of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof; also a portion of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, both being Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of Lot 25 of Tract 29058 as shown by map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded March 13, 1978 as inst. no. 24043, Official Records of Riverside County, California;

Thence S.02°22'37"E. along the Westerly line of said Lot 25, also being the Easterly line of said Pierce Street, a distance of 33.02 feet to a point on a line parallel with and 33.00 feet Southerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being parallel with and 66.00 feet Southerly, measured at right angles from the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California, said point being the Point of Beginning of the parcel of land to be described;

Thence continuing S.02°22'37"E. along the Westerly line of said Lot 25, also being the Easterly line of Pierce Street as conveyed to the City of Riverside by Deeds recorded March 13, 1978 as inst. no. 24043, and May 15, 1972 as inst. no. 62907, both being Official Records of Riverside County, California, a distance of 516.10 feet;

Thence Southerly continuing along said line on a curve concave Easterly having a radius of 1545.00 feet, through an angle of 18°12'33", an arc length of 491.02 feet to the most Southerly corner of said Deed recorded May 15, 1972, said corner being on the Easterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded January 30, 1970 as inst. no. 9798, Official Records of Riverside County, California;

Thence Southerly continuing along the Westerly line of said Lot 25, also being the Easterly line of said Pierce Street on a non-tangent curve concave Easterly having a radius of 1539.00 feet, through an angle of 02°47'56", an arc length of 75.18 feet (the initial radial line bears S.68°20'11"W.);

Thence S.24°27'45"E. continuing along said line, a distance of 223.93 feet to the Southwest corner of said Lot 25, also being the Northwest corner of Lot "F" (Revena Avenue) of said Tract 29058;

Thence S.11°36'21"E., a distance of 58.42 feet to the most Northerly corner of that portion of Pierce Street as conveyed to the County of Riverside by Deed recorded June 11, 1957 as inst. no. 42515, Official Records of Riverside County, California, said corner being on the Southerly line of Lot "B" (Revena Avenue) of Wildomar Vista Tract as shown by map on file in Book 13 of Maps at Page 69 thereof, Records of Riverside County, California;

Thence N.63°47'25"W., a distance of 75.74 feet to the intersection of the centerline of Pierce Street as shown on said Tract 29058 with the Southeasterly prolongation of the Southwesterly line of Lot 26 of said Tract 29058, also being the Southeasterly prolongation of the Northeasterly line of Ambs Drive;



Thence N.60°37'44"W. along said Southeasterly prolongation, a distance of 159.66 feet to a point of cusp, said point being on the Southerly terminus of a course in the Southwesterly line of said Lot 26 which bears N60°37'44"W., 208.73';

Thence the following four (4) courses along the Southerly and Easterly lines of said Lot 26, also being the Westerly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California:

Southeasterly and Northerly on a curve concave Northwesterly having a radius of 30.00 feet, through an angle of 143°50'01", an arc length of 75.31 feet (the initial radial line bears S.29°22'16"W.);

N.24°27'45"W., a distance of 75.71 feet;

Northerly on a curve concave Easterly having a radius of 1640.00 feet, through an angle of 22°05'08", an arc length of 632.16 feet;

N.02°22'37"W., a distance of 458.89 feet to the Southeast corner of Raley Drive as conveyed to the County of Riverside in Parcel 6 of Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

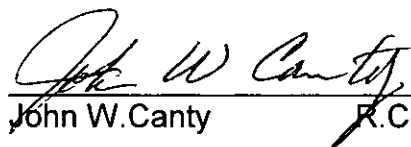
Thence Northwesterly continuing along the Easterly line of said Lot 26, also being the Southerly line of said Raley Drive on a curve concave Southwesterly having a radius of 40.00 feet, through an angle of 65°37'48", an arc length of 45.82 feet to a line parallel with and 33.00 feet Southerly, measured at right angles from the centerline of Raley Drive as shown on said Tract 29058, said line being parallel with and 66.00 feet Southerly, measured at right angles from the Northerly line of Raley Drive as conveyed to the City of Riverside in Parcel 1 of Deed recorded March 17, 1972 as inst. no. 36048, Official Records of Riverside County, California;

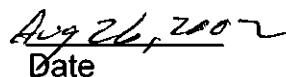
Thence N.89°39'41"E. along said parallel line, a distance of 133.58 feet to the point of beginning.

The above described parcel of land contains 10.961 acres, more or less.

CANTY ENGINEERING GROUP, INC.

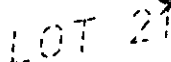
Prepared under the supervision of:


John W. Canty R.C.E. 17550


Date



DESCRIPTION APPROVAL 9/3/02
Walter R. Joyce by —
for SURVEYOR, CITY OF RIVERSIDE



A circular professional engineer seal for John W. Canty, No. 17550, State of California, Civil Engineering. The seal includes a signature and the date 6/30/95.

8/26/02

SIERRA VISTA
AVENUE —

PIERCE STREET

SIERRA VISTA AVENUE

PARCEL "A"
30.100 Acres

LA GUERRA
DEL GHIACCIO
TRA IL NO. 2
MAY/68

MR 7/64

LA SIERRA
M.B. 6/70

12

PARCEL "B"
32.746 Acres

.32.746 Acres

TRACT

29058

M.B. 289/27-36

SEC. 15
T 3 S. R. 6 W.

26
PARCELS
"D"
10.961 Acres

25
PARCEL "C"
29 746 Acres

29 746 Acres

REVENA AVENUE
(Vacated)

LOT 1

LOT "B"
WILDOMAR
VISTA TRACT
M.B. 1922

M.B. 240

~~COLLETT~~

LOT "BB"

AVENUE

--- CITY OF RIVERSIDE, CALIFORNIA

63/7+8
78/1-4

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1104-001

SCALE : 1" = 400'

DRAWN BY: C.E.G. DATE: 8/20/02

SUBJECT : CERTIFICATE OF COMPLIANCE – VC-004-001



2003-121148
02/21/2003 08:00A
9 of 9

CO-004-073

Recording requested by:

DOC # 2003-409856

06/06/2003 08:00A Fee:25.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

SURVEYOR, CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

City Hall, 3900 Main Street

Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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FOR RECORDER'S OFFICE USE ONLY

Project: **VC-004-001**

LL-007-023

APN 141-350-004, 141-260-009, -010

CO - 004 - 023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **LA SIERRA UNIVERSITY, a California non-profit religious corporation**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

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THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ORIGINAL

CO-004-023

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 5/16/03
PRINCIPAL PLANNER DATE
John A. Swiecki

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside ss

On May 16, 2003, before me Sherry R. Morton
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sherry R. Morton
(signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

CO004023A



2003-403856
06/06/2003 08:00A
3 of 7



www.cantyeng.com

Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

March 10, 2003

W.O. 1104-001

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
VC-004-001

PARCEL "A"

All of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lots 9 and 10 in Block 4, Lot 8 in Block 5, Lots 3 and 4 in Block 6, Lot "A", and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of 23°22'30", an arc length of 512.00 feet (the initial radial line bears S.79°03'06"W.) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 584.56 feet;

Thence Northerly on a non-tangent curve concave Westerly having a radius of 70.00 feet, through an angle of 78°33'48", an arc length of 95.98 feet (the initial radial line bears S.45°45'36"E.);

Thence N.34°19'24"W., a distance of 178.68 feet;

Thence Northerly on a curve concave Easterly having a radius of 157.00 feet, through an angle of 42°47'02", an arc length of 117.24 feet to the Southerly prolongation of the Westerly line of said Lot 23;

Thence N.08°27'38"E. along said prolongation, a distance of 7.52 feet to the most Westerly corner of said Lot 23, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence S.34°19'24"E. along the Southwesterly line of said Lot 23, also being the Northeasterly line of said Pierce Street, a distance of 446.09 feet to the point of beginning.

2003-489856
06/06/2003 08:00A
4 of 7



EXCEPTING THEREFROM that portion described as follows:

Commencing at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $10^{\circ}14'41''$, an arc length of 224.40 feet (the initial radial line bears $S.79^{\circ}03'06''W.$) to the Point of Beginning of the parcel of land to be described;

Thence continuing Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $13^{\circ}07'49''$, an arc length of 287.60 feet (the initial radial line bears $S.68^{\circ}48'25''W.$) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence $N.34^{\circ}19'24''W.$ along said line, a distance of 292.75 feet;

Thence $N.68^{\circ}48'25''E.$, a distance of 33.69 feet to the point of beginning.

The above described parcel of land contains 2.005 acres, more or less.

PARCEL "B"

All of Lot 24 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lots 1 and 2 in Block 6, and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of Lot 24 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being the intersection of the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, with the Southeasterly line of Collett Avenue as conveyed to the County of Riverside by Deed recorded May 13, 1963 as inst. no. 49369, both being Official Records of Riverside County, California;

Thence Southeasterly along the Southwesterly line of said Lot 24, also being the Northeasterly line of said Pierce Street on a curve concave Northeasterly having a radius of 2952.00 feet, through an angle of $02^{\circ}50'08''$, an arc length of 146.09 feet (the initial radial line bears $S.58^{\circ}30'44''W.$);

Thence $S.34^{\circ}19'24''E.$ continuing along said line, a distance of 486.20 feet to the most Northerly corner of Lot "I" (Pierce Street) of said Tract 29058;

Thence Northwesterly along the Westerly prolongation of the Northerly line of said Lot "I" (Pierce Street) on a non-tangent curve concave Northerly having a radius of

2003-409856
06/06/2003 08:00A
5 of 7



267.00 feet, through an angle of $09^{\circ}56'11''$, an arc length of 46.30 feet (the initial radial line bears $S.31^{\circ}46'55''W.$) to a line parallel with and 33.00 feet Northeasterly, measured at right angles from the centerline of Pierce Street as shown on said La Sierra Gardens, said line also being parallel with and 15.00 feet Southwesterly, measured at right angles from the Southwesterly line of said Lot 24;

Thence $N.34^{\circ}19'24''W.$ along said parallel line, a distance of 442.45 feet;

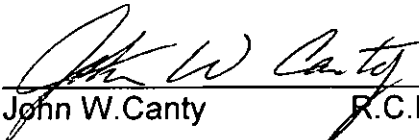
Thence Northwesterly, concentric with and 15.00 feet Southwesterly, measured radially from the Southwesterly line of said Lot 24, on a curve concave Northeasterly having a radius of 2967.00 feet, through an angle of $02^{\circ}40'02''$, an arc length of 138.11 feet to the Southwesterly prolongation of the Southeasterly line of said Collett Avenue;

Thence $N.28^{\circ}19'07''E.$ along said line, a distance of 17.34 feet to the point of beginning.

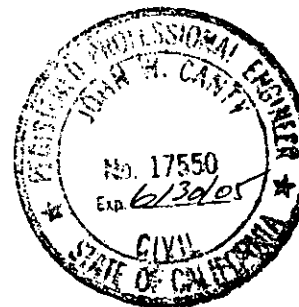
The above described parcel of land contains 25.485 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

3/27/03
Date

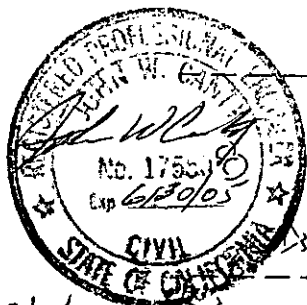
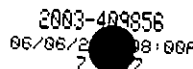


DESCRIPTION APPROVAL 5/6/03
Walter R. Inye by —
SURVEYOR, CITY OF RIVERSIDE

for

2003-409856
06/06/2003 08:00A
6 of 7




$$78 \overline{) 426}$$

W.O. 1104-001

SUBJECT : CERTIFICATE OF COMPLIANCE -- VC-004-001

CO-004-023

Recording requested by:

DOC # 2003-409857

05/06/2003 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00



When recorded mail to:

SURVEYOR, CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

City Hall, 3900 Main Street

Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: **VC-004-001**

APN 142-170-002

CO - 004 - 023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **WILLIAM D. HANSHAW, Trustee of the William D. Hanshaw Trust dated March 23, 1998**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ORIGINAL

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 5/16/03
PRINCIPAL PLANNER DATE
John A. Swiecki

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside }ss

On May 16, 2003 (date), before me Sherry R. Morton (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sherry R. Morton
(signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:



www.cantyeng.com

Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

March 10, 2003

W.O. 1104-001

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
VC-004-001

PARCEL "A"

Parcel 2 of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 10 in Block 4, Lot 8 in Block 5, Lot "A", and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $10^{\circ}14'41''$, an arc length of 224.40 feet (the initial radial line bears $S.79^{\circ}03'06''W.$) to the Point of Beginning of the parcel of land to be described;

Thence continuing Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $13^{\circ}07'49''$, an arc length of 287.60 feet (the initial radial line bears $S.68^{\circ}48'25''W.$) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

Thence $N.34^{\circ}19'24''W.$ along said line, a distance of 292.75 feet;

Thence $N.68^{\circ}48'25''E.$, a distance of 33.69 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying Northwesterly of the Northeasterly prolongation of the Northwesterly line of Parcel 2 of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California.

The above described parcel of land contains 2.025 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:

John W. Canty

R.C.E. 17550

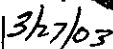
Date

3/27/03

DESCRIPTION APPROVAL 5/13/03
by
Walter R. Ayres
SURVEYOR, CITY OF RIVERSIDE

2003-409857
06/06/2003 08:00A
3 of 4



[illegible]

PAR. 1

MAP
P.M. 3/84

PARCEL

PARCEL "A"
2.025 Acres

STATE HIGHWAY
(RIVERSIDE FREEWAY)

COLLETT
AVENUE

COLLETT - AVE

STREET

2B

සමස්ත

MB. 389/27-361

24

LL
H

AVENUE

~~(Vaccinated)~~

Abstract

12

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二
一

HALLADAY

~~STORM DRAIN CHANNEL~~

TRACT 21228
M.B. 155/99-101

--- CITY OF RIVERSIDE, CALIFORNIA ---

78 6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1104-001

SCALE : 1" = 300'

DRAWN BY : CEG DATE : 3 / 10 / 03

SUBJECT : CERTIFICATE OF COMPLIANCE -- VC-004-001

CD -004-023

Recording requested by:

DOC # 2003-409858

06/06/2003 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

SURVEYOR, CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

City Hall, 3900 Main Street

Riverside, California 92522



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FOR RECORDER'S OFFICE USE ONLY

Project: **VC-004-001**

APN 142-170-001 & 142-080-011

CO - 004 - 023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **RIVERSIDE MEADOWS, LTD., a California Limited Partnership**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ORIGINAL



200309858
06/06/03 09:08A
2 of 4

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 5/16/03
PRINCIPAL PLANNER DATE
John A. Swiecki

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }ss

On May 16, 2003, before me Sherry R. Morton
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sherry R. Morton
(signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

CO004023M



Canty Engineering Group, Inc.
CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

March 10, 2003

W.O. 1104-001

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
VC-004-001

PARCEL "A"

Parcel 1 of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 10 in Block 4, Lot 8 in Block 5, Lot "A", and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of Lot 23 of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California, said corner being on the Northeasterly line of Pierce Street as conveyed to the County of Riverside by Deed recorded December 6, 1956 in Book 2008, Page 354, Official Records of Riverside County, California;

Thence Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $10^{\circ}14'41''$, an arc length of 224.40 feet (the initial radial line bears $S.79^{\circ}03'06''W.$) to the Point of Beginning of the parcel of land to be described;

Thence continuing Southerly along the Southerly prolongation of the Easterly line of said Lot 23 on a curve concave Easterly having a radius of 1255.00 feet, through an angle of $13^{\circ}07'49''$, an arc length of 287.60 feet (the initial radial line bears $S.68^{\circ}48'25''W.$) to a point of cusp, said point being on the Northeasterly line of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California, also being the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded August 27, 1971 as inst. no. 97483, Official Records of Riverside County, California;

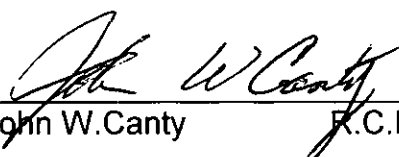
Thence $N.34^{\circ}19'24''W.$ along said line, a distance of 292.75 feet;

Thence $N.68^{\circ}48'25''E.$, a distance of 33.69 feet to the point of beginning.

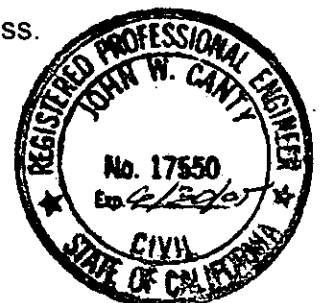
EXCEPTING THEREFROM that portion lying Southeasterly of the Northeasterly prolongation of the Northwesterly line of Parcel 2 of Parcel Map on file in Book 3 of Parcel Maps at Page 84 thereof, Records of Riverside County, California.

The above described parcel of land contains 46.087 acres, more or less.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:


John W. Canty R.C.E. 17550

5/6/03
Date



DESCRIPTION APPROVAL 5/8/03
by
Walter R. Ayres
SURVEYOR, CITY OF RIVERSIDE

2003-409858
06/06/2003 08:00A
3 of 4





5/6/03

COLLETT AVENUE

COLLETT AVE.

LA SIERRA GARDENS
PAR. 1
MAP P.M. 3/84
BLK.

PARCEL "A"
46.087 Acres

PARCEL

LOT "A"

BLK. 3
PAR. 2

STATE HIGHWAY
(RIVERSIDE FREEWAY)
91

LA SIERRA

PIERCE STREET

PIERCE STREET

PIERCE STREET

PIERCE STREET

STORM DRAIN CHANNEL

BLK. 2
29058
M.B. 289/27-36

TRACT 3

TRACT 21228
M.B. 155/99-101

24

21

LOT "EE"

LOT "E"

HALLADAY AVENUE

(Vocated)

--- CITY OF RIVERSIDE, CALIFORNIA ---

78/5+6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1104-001

SCALE: 1" = 300'

DRAWN BY: CEG DATE: 3/10/03

SUBJECT: CERTIFICATE OF COMPLIANCE - VC-004-001

CD-004-023

Recording requested by:

DOC # 2003-409859

06/06/2003 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00



When recorded mail to:

SURVEYOR, CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

City Hall, 3900 Main Street

Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: **VC-004-001**

APN 142-080-026

CO - 004 - 023



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **A-STORAGE PLACE-LA SIERRA, LLC, a California Limited Liability Company**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ORIGINAL



409853
06/06/2003 08:00A
2 of 4

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: John A. Swiecki 5/16/03
PRINCIPAL PLANNER DATE
John A. Swiecki

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }ss

On May 16, 2003, before me Sherry R. Morton
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sherry R. Morton
(signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



www.cantyeng.com

Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

March 10, 2003

W.O. 1104-001

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
VC-004-001

PARCEL "A"

Lots 6, 7 and 8 in Block 4 of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Lots 7 and 8 as conveyed to the City of Riverside by Deed recorded December 28, 1998 as inst. no. 561248, Official Records of Riverside County, California.

TOGETHER WITH that portion of Lots 7 and 8 in Block 4, and Pierce Street of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Lot "A" (Riverwalk Parkway) and Lot "I" (Pierce Street) of Tract 29058 as shown by Map on file in Book 289 of Maps at Pages 27 through 36 thereof, Records of Riverside County, California;

Thence N.81°32'22"W. along the centerline of said Lot "I" (Pierce Street), a distance of 314.68 feet;

Thence S.08°27'38"W., a distance of 97.17 feet;

Thence N.81°32'22"W., a distance of 28.00 feet to the Point of Beginning of the parcel of land to be described;

Thence Southerly on a non-tangent curve concave Easterly having a radius of 213.00 feet, through an angle of 25°15'52", an arc length of 93.92 feet (the initial radial line bears N.81°32'22"W.) to the Southwesterly line of Pierce Street as conveyed to the City of Riverside by Deed recorded December 28, 1998 as inst. no. 561248, Official Records of Riverside County, California;

Thence N.34°19'24"W. along said line, a distance of 353.03 feet;

Thence N.55°40'36"E., a distance of 4.12 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly having a radius of 333.00 feet, through an angle of 38°40'42", an arc length of 224.80 feet (the initial radial line bears S.55°40'36"W.);


Thence S.33°37'42"E., a distance of 31.98 feet;

Thence S.08°27'38"W., a distance of 44.13 feet to the point of beginning.

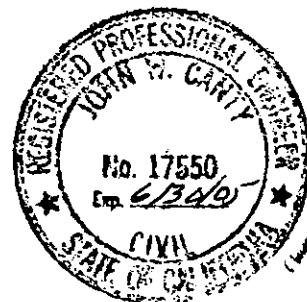
The above described parcel of land contains 6.906 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

May 5, 2003
Date



DESCRIPTION APPROVAL 5/18/03
Walter R. Ayre
SURVEYOR, CITY OF RIVERSIDE

2003-488859
06/06/2003 08:00A
3 of 4



2003-408859
06/06/2003 08:00A
4 of 4

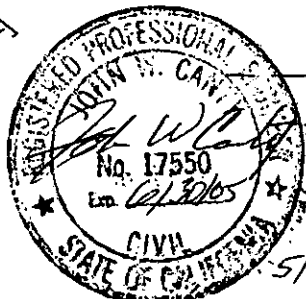


PARCEL "A"
6.906 Acres

PAR. 1
PARCEL MAP
P.M. 3/84

BLK.

GARDENS
M.B. 11/42-50



165.00'

5' R/W to City of Riv.
rec. 12/28/98 #561248

COLLETT AVENUE

COLLETT AVENUE

PIERCE STREET

2

BLK.

23

PIERCE STREET
RIVERWALK PARKWAY

29058

M.B. 289/27-36

24

TRACT

21

--- CITY OF RIVERSIDE, CALIFORNIA ---

78/3,4,6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

W.O. 1104-001

SCALE : 1" = 200'

DRAWN BY : CEG DATE : 3/10/03

SUBJECT : CERTIFICATE OF COMPLIANCE - VC-004-001

CD-004-023